

**TOY DISTRICT/DOWNTOWN INDUSTRIAL DISTRICT
BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING
APRIL 28, 2009
MINUTES**

BOARD MEMBERS

Present: Ernie Doizaki, Howard Klein, Matt Klein, Larry Rauch, Michael Tansey and Paul Vert.

Absent: Richard Gardner, Donald Kanner, Richard Meruelo, Bill Shinbane and Mark Shinbane.

STAFF: Herlinda Chico, Raquel King, Estela Lopez and Vicky McCormick.

CONSULTANTS: Qathryn Brehm, Ken Coelho and Don Steier.

GUESTS: LAPD Sgt. Kris Werner.

I. CALL TO ORDER

Vert called the meeting to order with a quorum at 12:14pm.

II. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS

None.

III. APPROVAL OF MINUTES

Rauch made a motion to approve the March 24, 2009 minutes, and H. Klein seconded. The Board unanimously approved.

IV. FINANCE

Lopez reported that DID received \$141,000 in assessment revenue. She informed the Board that cash disbursements were off \$2,400 from the projected amount, which is a normal fluctuation in the maintenance and security contract costs.

Lopez reported that after the first quarter, the surplus projection for year-end is \$86,000.

The Toy District received \$56,700 in assessment revenue. Lopez stated that Toy is under budget by \$4,000 in cash disbursements. Ending cash for toy is projected to break even.

V. DID BID RENEWAL

Lopez reported that the BID passed the 50% mark. Lopez informed the Board that the petition process had been in a holding pattern over the last eight days while the status of two properties (profit vs. non-profit) was determined. One of those properties was found to have been recently sold to a non-profit and therefore qualifies for the non-profit rate. This change reduces the proposed 2010 DID budget to \$1,835,612 from an original \$1,850,000.

Lopez stated that the next step is the first public hearing. After the hearing the ballots will be sent out. The ballot process takes 45 days, and only the majority vote is needed to renew.

Lopez thanked James Doizaki for obtaining support signatures from Mutual Trading Co. and Umeya, two property owners on Crocker Street. Lopez mentioned that she and King would be meeting with the COO of Mutual Trading at 3pm to discuss issues/concerns surrounding the property.

Doizaki recommended that the BID do more outreach to the Japanese population Downtown. Lopez stated that with the new Computer Aided Dispatch system which will be purchased next year, monthly security reports will be sent to all property owners.

Lopez informed the Board that she would send an email informing them of the date of the first public hearing.

VI. OPERATIONS

DID:

McCormick reported that compared to March 2008, blocking the sidewalk in DID decreased by half in March 2009. Abandoned

property increased; drinking in public remains the same; drug activity decreased.

In March 2008 there were 214 health & welfare checks, in March 2009 there were 18. 9 illegal dumpings in March 2008; 71 in March 2009. The number of shopping carts collected decreased. McCormick informed the Board that when Catholic Worker's shopping carts are found abandoned, the BID tags them for three hours, and if still unclaimed the cart is either returned to the "Hippy Kitchen" or traded for other carts with the homeless.

In March 2008, 13 bulky items were collected; 315 were collected in March 2009.

Toy:

McCormick reported that drug activity decreased significantly in March 2009 (2) compared to March 2008 (22). McCormick informed the Board that in the first quarter of 2009, 14,630 bags of trash were collected.

Agatha Alley:

McCormick reported that there have been issues in the Agatha Alley between Agatha and 8th Streets, with lots of green waste being dumped. The alley definitely needs more dumpsters. McCormick informed the Board that she assigned a special security detail to the alley, and they observed illegal activities such as prostitution and illegal dumping. An overdose death also occurred in the alley.

Lopez stated that the BID will be meeting with LAPD Newton Division, the property owner and a representative from the Council Office in efforts of persuading the property owner to pursue privatization of the alley.

Check In Center Upgrades:

Lopez informed the Board that there has been a tremendous response to the CCEA Check in Center; interviews and tours were given to Japanese television and the BBC.

Lopez presented concept drawings submitted by NBBJ, a Downtown L.A. architectural firm that has offered to redesign the Check in Center as a special pro bono project. Through design, the architects will create better use of the warehouse space, which will answer long standing issues with the bins and client privacy/security. All design work will be donated by NBBJ, whose principals have also promised to work toward obtaining donations for all construction materials and labor.

VII. LEGISLATIVE UPDATE

Lopez reported that the State of the BIDs presentation to the LA City Council was very successful, and Councilmembers had positive comments about the various BIDs' efforts. The presentation outlined what BIDs do and why they matter.

VIII. MARKETING

Brehm informed the Board that the quarterly newsletter is available on-line. Brehm stated that staff continues to build up the mailing list; names and email addresses are added weekly. Postcards informing property owners that the newsletter is available on-line will be mailed quarterly.

Doizaki recommended that staff send a letter inquiring if property owners prefer to receive the newsletter via email or U.S. mail.

Lopez stated that going paperless with the newsletters have saved the organization money and is the "Green" thing to do.

Doizaki then recommended that CCEA develop a Facebook page. Most organizations are now on Facebook.

IX. OLD BUSINESS

None.

X. ADJOURNMENT- The meeting of the Board was adjourned at 1:12pm.